145.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	541,400 / 541,400
					USE VALUE:	541,400 / 541,400
					ASSESSED:	541,400 / 541,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
259		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CUNNINGHAM COLBY B
Owner 2:	ENSTROM KIRK
Owner 3:	
Street 1:	259 HIGHLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KNIGHT JESSICA L -
Owner 2:	-
Street 1:	259 HIGHLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,450 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1948, having primarily Clapboard Exterior and 720 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4450.000	98,600		442,800	541,400
Total Card	0.102	98,600		442,800	541,400
Total Parcel	0.102	98,600		442,800	541,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 751.94 | /Parcel: 751.9

Legal Description

User Acct 95006

GIS Ref

GIS Ref

Insp Date 10/11/16

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 145.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	126,400	0	4,450.	442,800	569,200	569,200	Year End Roll	12/18/2019
2019	101	FV	110,700	0	4,450.	415,100	525,800	525,800	Year End Roll	1/3/2019
2018	101	FV	110,700	0	4,450.	343,200	453,900	453,900	Year End Roll	12/20/2017
2017	101	FV	110,700	0	4,450.	315,500	426,200	426,200	Year End Roll	1/3/2017
2016	101	FV	110,700	0	4,450.	287,800	398,500	398,500	Year End	1/4/2016
2015	101	FV	110,200	0	4,450.	282,300	392,500	392,500	Year End Roll	12/11/2014
2014	101	FV	110,200	0	4,450.	262,400	372,600	372,600	Year End Roll	12/16/2013
2013	101	FV	110,200	0	4,450.	249,600	359,800	359,800		12/13/2012

!11329!

PRINT

Date	Time
12/11/20	01:30:44

LAST REV

Date	Time
09/23/20	13:05:59

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11329

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KNIGHT JESSICA	72973-112	1	7/23/2019		510,000	No	No		
ROAN STEVEN M/K	68466-40		11/23/2016		450,000	No	No		
LAPIERRE NOEL S	49027-219		2/23/2007		355,000	No	No		
GOLDMANN STEPHE	36247-544		8/28/2002		315,000	No	No		
CONROY WANDA	25599-2		8/25/1995		131,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/22/2013	92	Manual	1,795	C				
10/4/2006	845	Re-Roof	3,450					
9/6/2003	749	Manual	525					install pr-cast co
9/18/2002	785	Siding	850	C				REMOVE SIDING-NEW
4/12/2002	252	Redo Bat	11,150	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2019	SQ Returned	MM	Mary M
1/24/2017	Sales Review	PT	Paul T
10/11/2016	Measured	DGM	D Mann
5/16/2013	Info Fm Prmt	EMK	Ellen K
12/3/2008	MLS	MM	Mary M
11/10/2008	Meas/Inspect	163	PATRIOT
8/12/2007	MLS	HC	Helen Chinal
2/6/2003	External Ins	PM	Peter M
12/5/2002	MLS	MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	95006
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4450		Sq. Ft.	Site		0	80.	1.24	9									442,800						442,800	

Total AC/HA: 0.10216 | Total SF/SM: 4450 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 442,800 | Spl Credit | Total: 442,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	S35 - SIZE 35		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.64343566
Adj $ / SQ:	82.521
Other Features:	64000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	133974
Depreciation:	35369
Depreciated Total:	98605

COMMENTS

NO INTERIOR ACCESS TO BMT (1/2 CRAWL).

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2008
Baths:	2002
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

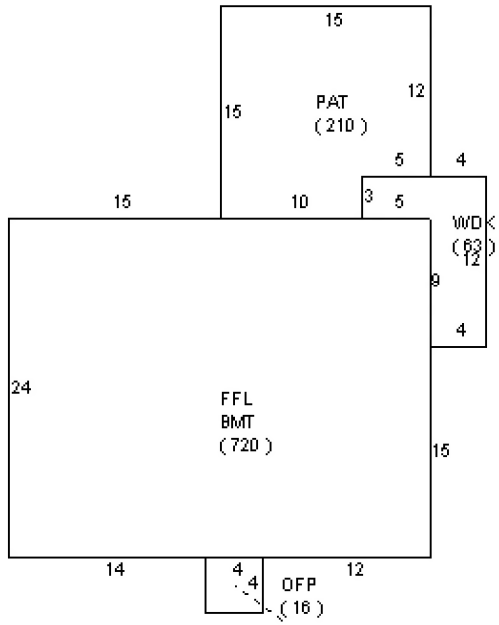
No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	82.52
Special Features:	0	Val/Su Net:	72.02
Final Total:	98600	Val/Su SzAd	136.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	720	82.520	59,415
BMT	Basement	360	24.760	8,912
PAT	Patio	210	2.600	545
WDK	Deck	63	10.290	649
OFP	Open Porch	16	28.310	453

Net Sketched Area:	1,369			Total:	69,974
Size Ad	720	Gross Are	1729	FinArea	720

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	50				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

145.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc